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## Wattle Cottage, 2 Tilston Road, Malpas, SY14 7DB

This charming one-bedroom cottage in the heart of Malpas blends period character including original beams, light-filled interiors with modern touches, front and rear courtyard spaces, and a private shed with power. Currently being used as a successful holiday let.

Offers in the Region of  
**£169,950**

# Wattle Cottage, 2 Tilston Road, Malpas, SY14 7DB

## Overview

- Characterful One Bed Semi-detached cottage
- Currently Used as successful holiday let
- Ideal for investors
- Modern Kitchen With A Belfast Sink
- Cosy Lounge
- Spacious Bedroom With Built In Wardrobes
- Private Front and Back Courtyard
- Scenic Village Setting
- NO UPWARD CHAIN
- EPC C



This charming and well-maintained little property is ideal for first time buyers, downsizers or as the current owners have been using the property as a successful holiday let, we feel it is also suitable for investors.

A sought-after spot in historic Malpas, this delightful one-bedroom cottage offers a rare blend of period charm and modern convenience. Bursting with character, the property boasts original exposed beams and inviting living spaces, ideal for those seeking a peaceful lifestyle in a picturesque setting. The ground floor features a cosy lounge with timeless rustic beams and a feature fireplace. The adjoining kitchen includes stylish wooden worktops, ample cabinetry, and space for a breakfast table, along with a traditional barn door leading to the rear courtyard. Outside, the property benefits from both front and rear patio areas, perfect for al fresco dining or morning coffee and a practical storage shed with power. Upstairs, a bright landing lit by a skylight leads to a modern shower room with quality fittings. The bedroom is flooded with natural light, creating a calm and airy atmosphere. It also features generous walk-in wardrobes, offering both style and practicality.

## Location:

Malpas is a busy village in South West Cheshire, it enjoys the benefit of two schools, restaurants and pubs, and a selection of shops. Whitchurch is around 5 miles away and is a busy historical market town which sits on the Shropshire/Cheshire/Clwyd borders and benefits from a variety of local independent shops, schools, four large supermarkets and other major retailers. The renowned Hill Valley Hotel, Golf & Spa is located on the outskirts of the town which offers great recreational facilities. Whitchurch train station is on a direct line between Crewe and Shrewsbury with onward connections to Manchester, Birmingham and London plus other major cities. The larger centres of Chester, Shrewsbury, Telford, Wrexham and Crewe are all within 16 to 22 miles approximately.



#### OUTSIDE

The property is approached via steps which lead to the front entrance, these are shared access for neighbouring properties.

#### TENURE

We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during the Pre-Contract Enquiries. Vacant possession upon completion.

#### LOCAL AUTHORITY

The property is currently assessed for business rates as self-catering holiday accommodation with a rateable value of £1,100, but was previously assessed for council tax band B. Cheshire West & Chester, The Forum, Chester, CH1 2HS. Council Tax enquiries 0300 123 7022

#### SERVICES

We are advised that mains electricity, gas, water and drainage are available. Barbers have not tested any apparatus, equipment, fittings etc or services to this property, so cannot confirm that they are in working order or fit for purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor. For broadband and mobile supply and coverage buyers are advised to visit the Ofcom mobile and broadband checker website. <https://checker.ofcom.org.uk/>



#### VIEWING

By arrangement with the Agents' office at 34 High Street, Whitchurch, SY13 1BB Tel: 01948 667272 Email: [whitchurch@barbers-online.co.uk](mailto:whitchurch@barbers-online.co.uk)

#### DIRECTIONS

From Whitchurch take the A41 towards Chester. At Grindley Brook take the left turn towards Malpas. Travel through Malpas village along the High Street, continue on and you will pass the bowling green on the left hand side and the property can be found after a short distance on the right hand side.

#### PROPERTY INFORMATION

We believe this information to be accurate, but it cannot be guaranteed. The fixtures, fittings, appliances and mains services have not been tested. If there is any point which is of particular importance please obtain professional confirmation. All measurements quoted are approximate. These particulars do not constitute a contract or part of a contract.

#### ENERGY PERFORMANCE

EPC C. The full energy performance certificate (EPC) is available for this property upon request.

#### METHOD OF SALE

For Sale by Private Treaty.

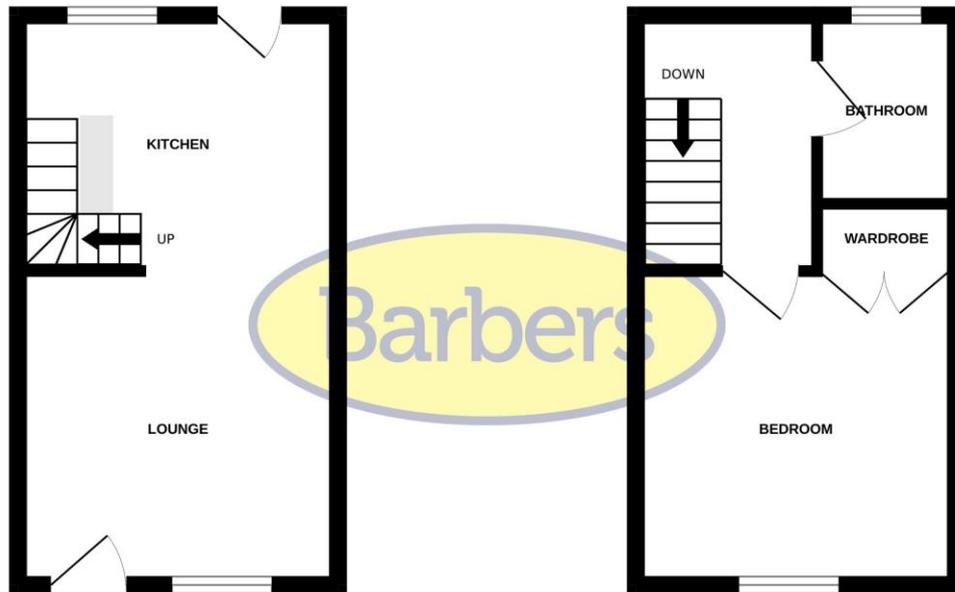
#### AML REGULATIONS

We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.

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GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**LOUNGE**

10' 7" x 10' 6" (3.23m x 3.2m)

**KITCHEN**

10' 8" x 8' 7" (3.25m x 2.62m)

**BEDROOM**

11' x 9' 6" (3.35m x 2.9m)

**BATHROOM**

6' 3" x 4' 7" (1.91m x 1.4m)

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If you are considering selling your home, please contact us today for your no obligation free market appraisal. Our dedicated and friendly team will assist you 6 days a week.

Get in touch today! Tel: 01948 667272

34 High Street, Whitchurch, SY13 1BB

Tel: 01948 667272

Email: [whitchurch@barbers-online.co.uk](mailto:whitchurch@barbers-online.co.uk)



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance purposes only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.